

**SITE PLAN**  
SCALE: 1/16"=1'-0"

MCHENRY ST.

**GENERAL NOTES**

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE SEPARATED FROM THE PARKING.
- FOG NOTE: ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- MSD SANITARY DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- AN ENCROACHMENT PERMIT AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- THE SITE IS SUBJECT TO A REGIONAL FACILITY FEE.

**GENERAL INFORMATION**

SITE ADDRESS:  
1318 MCHENRY STREET  
LOUISVILLE, KENTUCKY 40217

OWNER:  
MILL LOFTS MT., LLC  
1030 GOSS AVENUE  
LOUISVILLE, KY 40217

D.B. 0235 PG 0267  
ZONING: C-R  
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

**PARKING SUMMARY**

PER CHAPTER 9 REQUIREMENTS  
(NOTE: SHARED PARKING ON SITE-SEE 15DEVPLAN1141 FOR OVERALL SITE PARKING)

REQUIRED PARKING SPACES: 18  
PARKING SPACES PROVIDED: 18+

SUMMARY OF PARKING CALCULATION  
INTERIOR GSF: 3300 GSF  
PATIO GSF: 2250 GSF

MINIMUM # OF SPACES REQUIRED:  
1 SPACE REQUIRED PER 250 GSF: 5550/250 = 22 SPACES

MAXIMUM # OF SPACES ALLOWED:  
1 SPACE ALLOWED PER 250 GSF: 3300/250 = 13 SPACES

\*\*20% REDUCTION ALLOWED PER HISTORIC LANDMARK DESIGNATION:  
(22 SPACES) LESS 20% REDUCTION = 18 SPACES

ACCESSIBLE PARKING SPACES REQUIRED  
PER TABLE 208.2 (P.69) OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOU):

TOTAL NUMBER OF PARKING SPACES PROVIDED (1 TO 25)=  
(1) REQUIRED ACCESSIBLE PARKING SPACE.

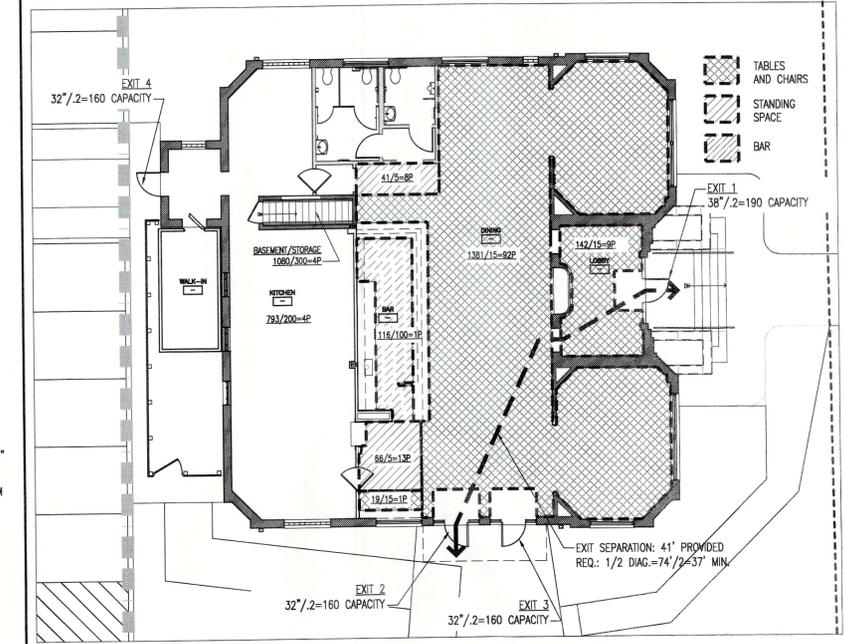
PROPOSED PARKING LAYOUT:  
TOTAL PARKING SPACES PROPOSED: 13+2 VAN ACCESSIBLE.

**LINETYPE AND HATCH KEY**

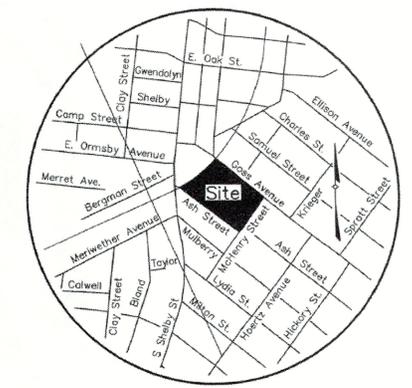
- PAINTED H.C. ACCESS AISLE STRIPING
- EXISTING STRUCTURE
- PROPERTY LINE
- CENTERLINE OF ROAD

**KEYNOTES / PLAN**

- NEW 6" WIDE SIDEWALK
- EXISTING WALKWAY
- NEW 4" WIDE WALK, SLOPE, 1 STEP
- NEW 6" CONCRETE SLAB
- ACCESSIBLE ENTRY
- NEW ACCESSIBLE CONCRETE WALK, AS SHOWN TAPER FROM 8' WIDE AT PARKING TO 4' WIDE AT NEW ENTRY PAD
- NEW REINFORCED CONCRETE SLAB, SLOPE AWAY FROM BUILDING, EXCEPT UNDER COOLER, PROVIDE LEVEL SLAB UNDER COOLER, COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER
- NEW SCREEN WALL, SEE 3&4/A-202
- TRASH AND RECYCLING AREA
- NEW CONCRETE STAIRS W/ LIMESTONE AND SALVAGED BRICK PLANTERS
- REPAIR EXISTING STEPS
- DEMO EXISTING BRICK PIER, SALVAGE MATERIAL FOR RE-USE
- EXISTING/SALVAGED LIMESTONE ROUGH-BACK SLABS, PLACE AND GRADE, INTEGRATE WITH LANDSCAPING
- NEW 4" WIDE CONCRETE SIDEWALK TO TRASH ENCLOSURE
- (2) ADA VAN ACCESSIBLE PARKING SPOTS W/ 8' STRIPPED AISLE AND ACCESSIBLE CURB CUT
- LANDSCAPE BUFFER
- GRAVEL/CRUSHED FINES PATIO SURFACE
- 2.5"x2.5" CORTEN T.S. FENCE W/ 3X3 W.W. INFILL, 42" TALL, ON 8" WIDE CONCRETE CURB
- 4"x4" CORTEN T.S. POLE, 7-8" TALL TO ANCHOR LIGHTING, CONFIRM HT. AND COORDINATE LOCATIONS
- FESTIVAL/OVERHEAD STRING LIGHTS  
CORTEN T.S. FRAME TO DEFINE ENTRY INTO PATIO, 4X4 POSTS W/ 8X4 HEADER AT 7-8" TO BOTTOM (COORDINATE W/ HT. OF LIGHT SUPPORT POLES)
- EMERGENCY EXIT GATE
- FIRE PITS
- ROUND CONCRETE OR PIPE COL. SUPPORTS FOR LIGHTS, IF REQUIRED, COORDINATE AND CONFIRM LOCATION & MATERIAL IF NEEDED.
- ENGINEERED CONCRETE RETAINING WALL
- BICYCLE RACK FOR (4) BIKES PER CHAPTER 9 LDC



**LIFE SAFETY/EGRESS PLAN**  
SCALE: 3/32"=1'-0"



ESTED:

**VICINITY PLAN**

SCALE: NTS

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: \_\_\_\_\_

BY: *Greg Nickett*  
DATE: 11-12-15  
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED  
NOV 09 2015  
PLANNING & DESIGN SERVICES

**FINCASTLE BUILDING**  
**RENOVATION AT**  
**GERMANTOWN MILL LOFTS**  
 946 GOSS AVENUE  
 LOUISVILLE, KY 40217

MARK	DATE	DESCRIPTION
	09/30/15	PRICING SET
	10/06/15	REVIEW SET
	10/16/15	CONSTRUCTION SET
	10/30/15	REVISIONS
	11/6/15	ZONING & CU SUBMITTAL

PROJECT NUMBER: 029-072  
DATE: NOVEMBER 6th, 2015  
DRAWN BY:  
CHECKED BY:  
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SITE PLAN

**SP-100**

**PPA**  
PICKETT/PASSAFIUME ARCHITECTS  
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